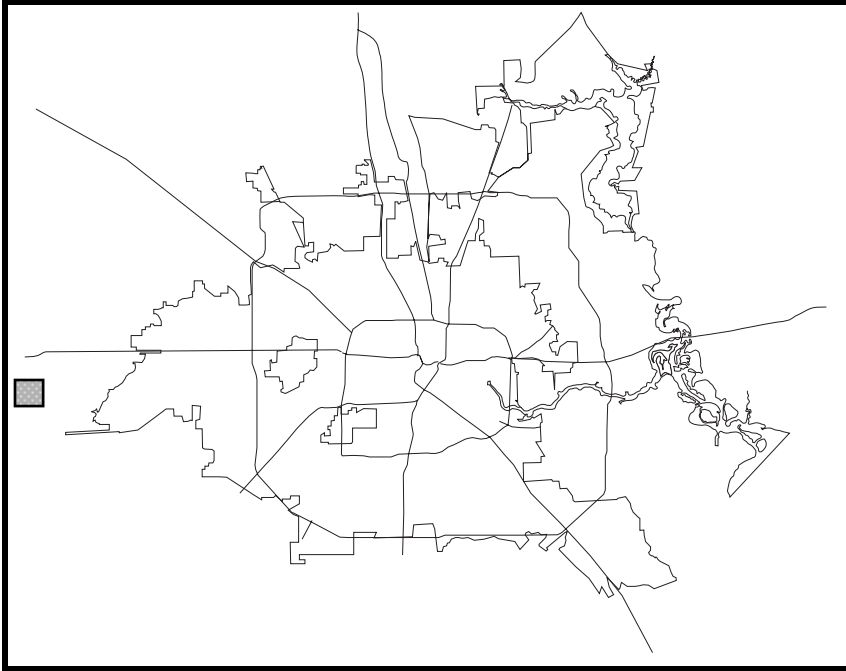


PC ACTION

11. *Falcon Landing*



APPLICANT: Vernon G. Henry & Associates, Inc.

KEY MAP: 484

LAMBERT: 4356

JURISDICTION: ETJ, Ft. Bend Co.

PROPOSAL: To realign Falcon Landing Boulevard, a designated major thoroughfare, between Willow Fork and the extension of Katy-Gaston Road. The relocation is necessary in order to connect with existing dedication east of Willow Fork and existing Katy Gaston (west bound). The proposed alignment will have a radii less than 2000 feet in order to centerline tie with Katy Gaston (west bound).

APPLICANT JUSTIFICATION:

(See attached VGHA letter)

PC ACTION: REALIGN Falcon Landing, a designated major thoroughfare, so that it center-line ties with Katy Gaston Road (west bound) and has the greatest reserve curve radii allowed. Greatest reserve curve radii for right-of-way will include clipping a portion of Greenbusch Estates subdivision.

FACTORS ASSESSED: History, Platting, and Right-of-way

In 1985 Falcon Landing was added to Major Thoroughfare and Freeway Plan as a designated major thoroughfare. It extended between Bay Hill and Katy Gaston. At Katy Gaston it centerline tied with the southwesterly extension of Katy Gaston (west bound). The status of the right-of-way was identified as "to be acquired." Since 2000 some dedication and construction for Falcon Landing has occurred between Bay Hill, as a part of the Falcon Ranch development.

PC ACTION

Centex Homes is proposing to develop the property between Willow Fork and Katy Gaston (north bound). Adjacent subdivisions, Greenbusch Estates, Woodland Estates and Katy ISD have dedicated portions of the future extension of Falcon Landing. Katy ISD has dedicated the full 100 feet in width dedication from Greenbusch Road to the centerline of Willow Fork. Greenbusch Estates and Woodland Estates subdivisions have dedicated 50 foot wide rights-of-way along their southern boundaries. In the case of Greenbusch Estates, additional dedication was provided that angles to the north in an effort to tie with Katy Gaston (west bound). Neither the dedication made by Greenbusch Estates or Woodland Estates aligns with the 100 foot dedication made by Katy ISD.

After researching the on ground situation, it has been determined that a standard reverse curve through the Centex Homes property would not connect the existing Katy Gaston ROW with the dedicated portion in the Greenbusch Estates. This is due to the short distance between the two end points (860 feet), and the offset, (approximately 850 feet) that exists between the two streets. Public Works and Engineering has analyzed the the proposed reverse curves necessary to make the end point connections and has determined that the radii curves of 500 and 550 feet would be extremely tight even with super-elevation. The minimum design standard reverse curve radius is 2000 feet. There have been situations where an 850 foot minimum reserve curve radii has been allowed when super-elevation of the roadway surface and other factors have been accounted for in the design. PWE has determined this proposals reverse curves to be unsafe and has requested the applicant to explore other alternatives.

One such alternative is offset the Falcon Land – Katy Gaston intersection. This proposal would extend Falcon Landing from its endpoint in Greenbusch Estates to centerline tie with Bassfield Lane. Bassfield is an entry street into the Cinco Ranch West Sec 25. The offset created to Katy Gaston (west bound) would be approximately 860 feet. Katy Gaston (north bound), already designated as a major collector (70 foot wide) would be expanded to 100 feet to accommodate wider 12 foot lane widths, a 14 foot esplanade that would be used for left turn bays and long vehicle stacking distances. This would create a pair of well designed controlled intersections that would be considered safe from a design standpoint, but the trade-off would be that the intended capacity as a major thoroughfare would be less effective.

PLATTING ACTIVITY

Falcon Landing to the northeast and Cinco Ranch to the south and southwest are the large developments in the area. Cinco Ranch expands from the Grand Parkway to FM 1463. This is a large master planned community featuring single family residential uses. Several school sites are located in close proximity to the site in question. To the immediate east, across Willow Fork is a Katy ISD school site with built facilities. At the northwest corner where Katy Gaston (north bound) turns to the west is a proposed Katy ISD school site. Greenbusch Estates and Woodland Estates are large lot single family platted properties that have not been fully developed.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
Centex King Tract GP	November 17, 2005	484Y	General Plan	248.16	0	0
Cinco Ranch Blvd C R West Sec 9 to Katy Gaston Rd STD	May 13, 2004	484Z	Transportation and Utility	5.72	0	0
Cinco Ranch West Sec 26 partial replat no 1	October 20, 2005	484Z	SF Residential (public street)	1.89	1	0
Cinco Ranch West Sec 27	March 4, 2004	485W	SF Residential (Type 1 PAE)	23.90	98	0
Cinco Ranch West Sec 28	June 30, 2005	484Y	SF Residential (Type 1 PAE)	40.05	56	0
Cinco Ranch West Sec 29	March 4, 2004	485W	SF Residential (public street)	15.71	126	0
Cinco Ranch West Sec 30	February 5, 2004	484Y	SF Residential (Type 1 PAE)	15.20	46	0

PC ACTION

Cinco Ranch West Sec 31	February 5, 2004	484Y	SF Residential (Type 1 PAE)	26.00	121	0
Cinco Ranch West Sec 31 (EOA 100605)	September 30, 2004	485W	SF Residential (Type 1 PAE)	29.43	129	0
Cinco Ranch West Sec 32	January 27, 2005	484Y	SF Residential (public street)	37.94	113	0
Cinco Ranch West Sec 32	July 8, 2004	485W	SF Residential (public street)	30.10	112	0
Cinco Ranch West Sec 33	June 2, 2005	485W	SF Residential (public street)	53.91	76	0
Cinco Ranch West Sec 5 Reserve D replat no 2	January 13, 2005	485S	Other	11.06	0	0
Falcon Ranch Sec 6 (DEF)	July 14, 2005	485N	SF Residential (public street)	38.81	127	0
Falcon Ranch Sec 7	December 22, 2005	485N	SF Residential (public street)	30.34	131	0
Katy Creek Ranch Revised GP	January 22, 2004	484V	SF Residential (public street)	170.78	950	0
Katy Creek Ranch Sec 1	December 23, 2004	484V	SF Residential (public street)	26.42	147	0
Katy Creek Ranch Sec 2	November 18, 2004	484V	SF Residential (public street)	6.60	40	0
Katy Creek Ranch Sec 3	March 16, 2006	484V	SF Residential (public street)	19.28	119	0
Katy ISD Junior High School No 10	August 5, 2004	485W	Public and Institutional	28.22	0	0
Parkway Oaks Sec 3	November 17, 2005	485N	SF Residential (public street)	14.24	66	0
Parkway Oaks Sec 3	May 5, 2005	485N	SF Residential (public street)	13.90	64	0
Parkway Oaks Sec 5	December 8, 2005	485N	SF Residential (public street)	10.68	53	0
Parkway Oaks Sec 5	May 5, 2005	485N	SF Residential (public street)	10.70	54	0
Silver Ranch Sec 1	June 30, 2005	484U	SF Residential (public street)	77.34	203	0
Spring Green Boulevard at Katy-Gaston Road Subdivision	December 8, 2005	484Y	Transportation and Utility	5.92	0	0
Spring Green Boulevard from Roesner Rd to Brair Lilly Ln	February 2, 2006	484Y	Transportation and Utility	5.93	0	0

RIGHT-OF-WAY STATUS

Many of the area's thoroughfares and collector streets rights-of-way are transitioning from existing rural roads to sufficient width. This is occurring due to dedication by plat with new development area wide. Roesner Road will have difficulty reaching its full length due to existing industrial development east of Willow Fork. This development has been in place since the early 1990s and will not be replatted for many years.

Street	From	To	Street Type	ROW (ft)	ROW Status
Roesner-Corbitt	Highland Knolls	Greenbusch	Thoroughfare	100	Dedicated/Constructed
Roesner-Corbitt	Greenbusch	Sprng Green	Thoroughfare	100	To be acquired
Falcon Landing	Highland Knolls	Greenbusch	Thoroughfare	100	To be acquired/Sufficient
Falcon Landing	Greenbusch	Katy Gaston	Thoroughfare	100	To be acquired/Sufficient
Falcon Landing	Katy Gaston	Sprng Green	Thoroughfare	100	To be widened
Cinco Ranch	Greenbusch	Sprng Green	Thoroughfare	100	Sufficient width
Greenbusch (Pin Oak)	IH 10	Roesner	Thoroughfare	100	To be widened
Greenbusch	Roesner	Falcon Landing	Thoroughfare	100	To be widened
Greenbusch	Falcon Landing	Cinco Ranch	Thoroughfare	100	Sufficient width
Katy Gaston	Katy Flwellyn	Falcon Landing	Thoroughfare	70	To be widened
Katy Gaston	Falcon Landing	Cinco Ranch	Collector	70	To be acquired

PC ACTION

SPACING

The boundaries of the general area can be described as IH 10, the Grand Parkway, FM 1093 and FM 1463. Within this grid there are four east-west thoroughfares and four north-south thoroughfares. Also, within this boundary is one north-south collector. The spacing averages one mile. The major encumbrance to this spacing is Willow Fork which runs diagonally from north to south between Greenbusch and Katy Gaston.

Street	From	To	Street Type	Direction	Spacing
Roesner-Corbitt	Highland Knolls	Greenbusch	Thoroughfare	east-west	1.04 mi
Roesner-Corbitt	Greenbusch	Katy Gaston	Thoroughfare	east-west	1.43 mi
Roesner-Corbitt	Katy Gaston	Sprng Green	Thoroughfare	east-west	0.81 mi
Falcon Landing	Highland Knolls	Greenbusch	Thoroughfare	east-west	1.10 mi
Falcon Landing	Greenbusch	Katy Gaston	Thoroughfare	east-west	1.40 mi
Falcon Landing	Katy Gaston	Sprng Green	Thoroughfare	east-west	0.70 mi
Cinco Ranch	Greenbusch	Katy Gaston	Thoroughfare	east-west	1.63 mi
Cinco Ranch	Katy Gaston	Sprng Green	Thoroughfare	east-west	1.19 mi
Greenbusch (Pin Oak)	IH 10	Roesner	Thoroughfare	north-south	2.06 mi
Greenbusch	Roesner	Falcon Landing	Thoroughfare	north-south	0.89 mi
Greenbusch	Falcon Landing	Cinco Ranch	Thoroughfare	north-south	0.70 mi
Katy Gaston	Katy Flwellyn	Roesner	Thoroughfare	north-south	2.31 mi
Katy Gaston	Roesner	Falcon Landing	Collector	north-south	0.57 mi
Katy Gaston	Falcon Landing	Cinco Ranch	Collector	north-south	0.80 mi

MOBILITY

Willow Fork runs diagonally through this area from north to south. Crossings of Willow Fork are a major mobility concern. Katy Flewellen, Greenbush and Cinco Ranch already have crossings at Willow Fork. Roesner and Falcon Landing do not have dedication or construction crossing Willow Fork. In both instances dedication spanning Willow Fork will require the participation of adjacent property owners. The timing of their dedications and the ability to construct bridges over Willow Fork will ultimately depend on participation from Fort Bend County. Thoroughfare development is progressing at a much faster pace from FM 1093 north. Progressive segments of Fry, Cinco Ranch and Spring Green are dedicated along with surrounding development. These thoroughfares will complete the thoroughfare network between IH 10, the Grand Parkway, FM 1093 and FM 1463. Once the thoroughfare network is completed the level of service should be adequate for stable operations.

Street Name	To	From	2005 V	LOS	2025 V	LOS
FM 1463	IH 10	Corbitt			11931	B
Pin Oak	IH 10	Katy Flewellen			20664	D
Pin Oak	Katy Flewellen	Roesner			9570	C
Pin Oak - Bay Hill	Katy Flewellen	Roesner			3870	A
Fort Bend	IH 10	Kingsland			4020	B
SH 99	IH 10	Kingsland			76282	F
SH 99	Kingsland	Highland Knolls			68194	F
SH 99	Highland Knolls	Westheimer Pkwy			67991	F
Kingsland	Katy Flewellen	Falcon Landing			1527	A
Kingsland	Fort Bend	SH 99			6661	A

PC ACTION

Highland Knolls	SH 99	Falcon Landing	3870	A
Green Busch	Katy Flewellen	Falcon Landing	9570	B
Katy Gaston	Katy Flewellen	Falcon Landing	4236	B
Katy Gaston	Falcon Landing	Green Busch	5454	B

Source.

HGAC, 2025 Regional Traffic Model.

Delivered By Hand

March 15, 2006

Ms. Marlene Gafrick, Director
Planning and Development Department
Attn: Development Services
City of Houston
P.O. Box 1562
Houston, Texas 77251-1562

Re: 2006 Major Thoroughfare Plan Hearing
Proposed Realignment of Falcon Land Blvd.
between Willow Fork and Katy-Gaston Rd.

Dear Ms. Gafrick:

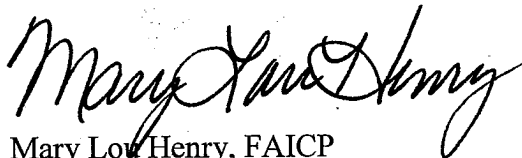
The realignment proposed is to correct earlier mistakes in platting which have resulted in an offset for the already dedicated right-of-way of approximately 800' at Willow Fork Bayou. The off-sets would require two 90-degrees turns to make a connection, something that is not acceptable for a major thoroughfare.

Dedications made on the south side, between Willow Fork and the (future extension of) Katy-Gaston Road as a part of the plats of Woodland Estates and Greenbusch Estates, have not been paved. While the dedication on north side has not been paved either, it is our understanding that Ft. Bend County has made a commitment to pave this section for the Katy I.S.D. as it abuts the elementary school site. Relocation to correct the offset is not possible on the north side because it is blocked by an existing subdivision.

Centex Homes has an undeveloped tract of land under contract from the W.E. King Family Limited Partnership that is immediately southeast of Woodland Estates and Greenbusch Estates. Centex is willing to dedicate right-of-way for Falcon Landing Blvd. in a location that will allow the connection to be made. Centex is also willing to pave the street in cooperation with Ft. Bend County. It should be noted that the proposed connection will require radii less than 2000', which will be addressed at the time of platting.

This proposed change must be heard as a part of the 2006 Major Thoroughfare Plan Amendments because development of the King tract by Centex is anticipated within the year.

Very truly yours,



Mary Lou Henry, FAICP
Executive Vice President

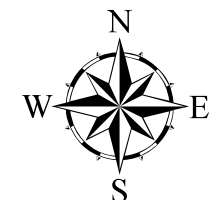
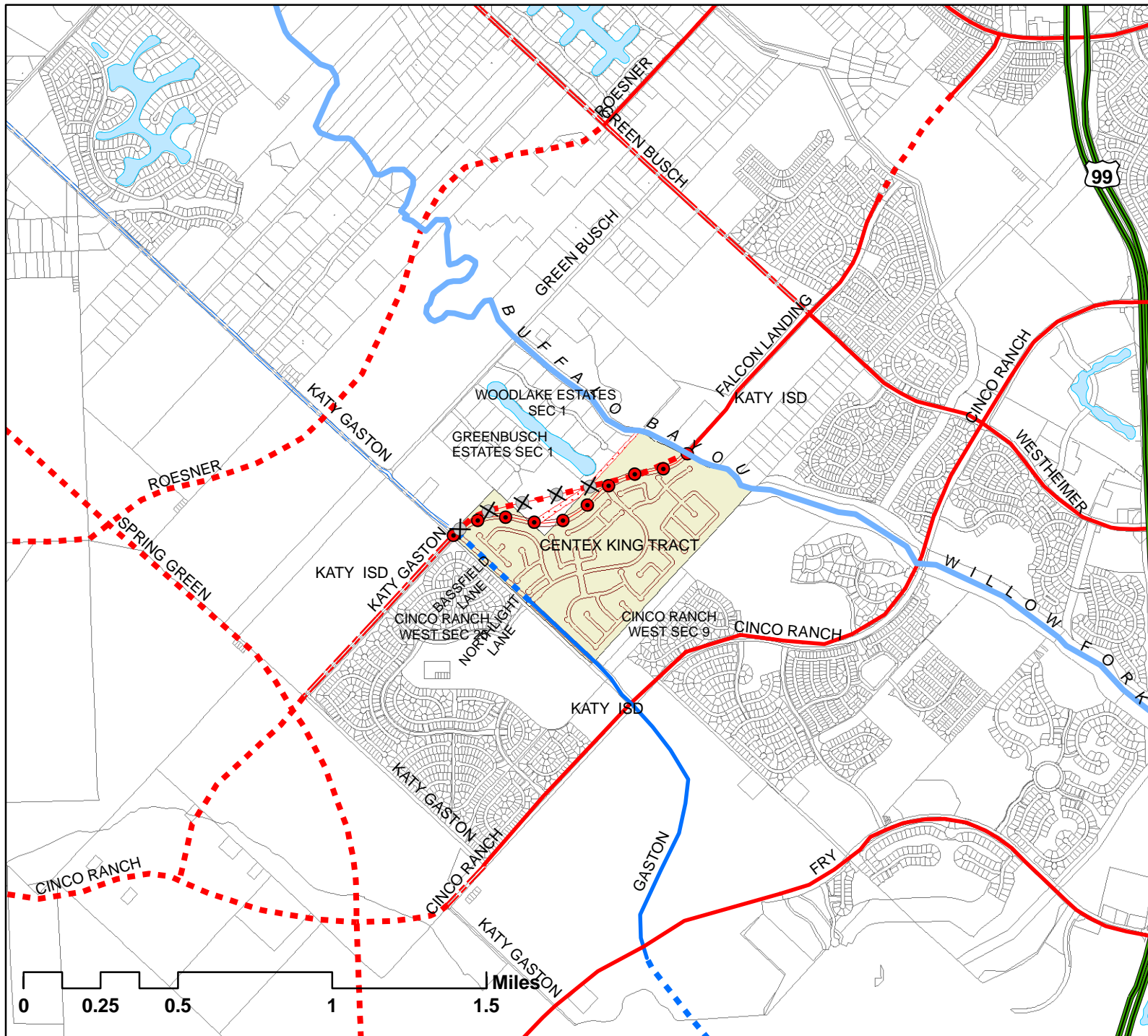
MLH/gs

C: Kreg Garland, Centex Homes
David Lowe, Brown & Gay Engineers

FALCON LANDING 2005 MTFP AMENDMENT

Legend

- New Major Thoroughfare
- ● Realign Major Thoroughfare
- ✕ ✕ Delete Major Thoroughfare
- 2005 MTFP**
- Proposed Freeway
- ▬ TBW Freeway
- ▬ Sufficient Width Freeway
- ▬ Sufficient Width MTF
- ▬ To be Widened MTF
- ▬ To be acquired MTF
- ▬ Sufficient Width Major Collector
- ▬ TBW Major Collector
- ▬ Proposed Major Collector
- ▬ Proposed Grand Parkway
- Water
- Parcel
- ▬ Falcon Landing ROW
- ▬ Centex King Tract SP
- Centex King Tract



PLANNING & DEVELOPMENT
DEPARTMENT,
CITY OF HOUSTON